

South Los Angeles Industrial Tract BID
Annual/Board of Directors Meeting
November 20, 2009 @ 11:00 am
655 E. Florence

In attendance: Duke Dulgarian, Matt Mullen, Greg Goodman, Barry Croxen, Steve Stone, Steve Anderson, Stanley Kramer, Oscar Ixco, Oscar Avina, Dan Reedy, Susan Levi, Karina Ceja
Guests: Al Brown

- I. Meeting called to order at 11:20 am
- II. Introductions
- III. Approval of Minutes – **Motion to approve Minutes by Goodman/Croxen.**
- IV. Public Comments – None
- V. BID Renewal- Levi stated that the last time the BID renewed was for 2 years, which is ending on Dec 31, 2010. She informed the BID that the CRA has money to pay for a consultant and suggests that this time the BID is renewed for longer than two years. She stated that the BID can decide to dissolve each year on the anniversary it was formed and has 30 days after that to dissolve. Levi is confident that it is a great time to renew. Croxen asked what is the maximum amount of years they can renew for. Levi replied that it's ten years. Croxen commented that he would be in favor of renewing for ten years. The BID is not allowed to increase the assessments but they can decrease them and also reduce the portions on the budget. Dulgarian asked why the BID needed to hire a consultant. Ixco replied that BID formation is a tedious process and consultants are experts at forming bids. Dulgarian stated that he would support a BID renewal for 5 years. Mullen stated that 10 years would be hard to pull off and 5 years just seemed more reasonable. Anderson asked when they would get approval. Levi replied that the city needs everything in by April and the BID should know of approval by July or August. Levi informed the board that the earlier they start discussing budgets, assessments, and reports the better. Stone commented that if the choice is between 10 years and 5 years, he would support a 5 year renewal.
Motion to renew SLAIT BID for 5 more years by Anderson/Stone unanimous.
Levi asked if they want to keep assessments the same. She stated that for the last renewal the assessments were .07 the first year and .09 the second year. Levi recommended to the board that they keep the assessments the same, and have the CPI at 3%. Based on the budget, Levi reported that they will have rollover funds. Kramer stated that the BID should not be looking into increasing the assessments. **Motion to renew with assessments at \$0.09 per square foot with a 3% CPI by Mullen/Croxen unanimous.**

- VI. 2010 Planning Report- Levi presented the 2010 Planning Report to the board. Dulgarian asked the board if they have any more questions on the planning report. Levi stated that once the BID pays all bills for 2009, she will put together a 2010 budget with roll over monies for approval by the board. **Motion to approve Planning Report by Mullen/ Croxen unanimous.**
Stone asked if the advisory board would be changed since there is an outdated name on the list. Levi stated that she would eliminate or replace the position with a non-board member from the district if necessary.
Stone made a friendly amendment to the motion that Levi will remove the outdated name on the Planning Report and replace the position if necessary.
- VII. Security-
- i. Security Camera Update- Ixco introduced Al Brown. Ixco reported that all 62 cameras of the system are up and working. CRA experienced difficulties with PRO 911 since CRA did an inspection and thinks that PRO911 had difficulty grasping the technology required for the SLAIT system and so PRO911 opted to quit and be released from the project. Sub-contractors, in a matter of days, were able to put the system back into full operation. The CRA will be ordering a new server as the current one is outdated and cannot handle the capacity. CRA will be paying for the installation of a new server. Twenty two of twenty four gate arms are functioning. All gates are in an up-right position because of the confusion with the local community. There is one gate box that needs to be repaired and one, which needs to be replaced. CRA will work on putting signs on all gate arms in hopes that the local community will be able to better understand the function of them. Ixco asked the board if they were still interested in installing a monitoring system at the LAPD Newton Station. Levi commented that the cameras would not be monitored 24/7 by the LAPD. Reedy proposed that when another incident does occur he can have someone come here, this is a great command post. **Motion to no longer pursue installation of monitoring system at LAPD station by Stone/ Croxen unanimous.**
Motion to explore alternative ways of streaming live video to the LAPD by Stone/ Kramer unanimous.
 - ii. Smartwave Maintenance Proposal- Levi informed the board that there has always been a maintenance agreement and now that PRO 911 is no longer part of the contract they have to find a new vendor. Levi introduces Al Brown to speak for Smartwave. Al Brown reviewed his maintenance program proposal to the board. Dulgarian asked if this proposal fits in the SLAIT budget. Levi responded that it did. She will have it all included in the 2010 budget. **Motion to approve Smartwave's maintenance proposal by Croxen/ Mullen. Kramer abstains.**
- VIII. Next Meeting Date – Levi informed the board that the next meeting would be SLAIT's Annual meeting on December 11, 2009 @ noon.
- IX. Adjourn- Meeting adjourned at 12:25pm.